STAGS



# 30 Aglets Way

# 30 Aglets Way, St. Austell, Cornwall, PL25 4GA







Edge St Austell Charlestown & Porthpean ¾ of a mile Pentewan 2 miles Mevagissey 3 miles

Situated on the very edge of St Austell, a well-presented attached three-storey, 4 bedroom residence with enclosed rear garden, detached garage and parking

- Entrance Hall with Cloakroom
- Living Room
- Kitchen & Dining Room
- 4 Bedrooms (1 currently as an Office)
- Family Bathroom & En Suite
- Rear Enclosed Low Maintenance Landscaped Garden & Outdoor Kitchen
- Views
- Attached Garage
- Freehold
- Council Tax Band D

## Guide Price £330,000

### SITUATION

On the southern edge of St Austell, 30 Aglets Way is ideally situated to access the facilities and amenities of this popular and scenic area. the house benefits from not being directly situated on an estate road.

Indeed, about ¾ mile is the historic harbour of Charlestown offering a range of restaurants, public houses, gift shops and so forth clustered around the original harbour. This stretch of coastline is renowned for its scenic walks along the South West Coastal Footpath and there is a beach at Porthpean about ¾ of a mile. There are golf, rugby, football, cricket and sailing clubs in the area, as well as further recreational facilities and amenities in St Austell including a comprehensive range of shopping, supermarkets, cinema, primary and secondary schooling, banking and a station on the London Paddington line.

The cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 16 miles to the south west.

### THE HOUSE

Wonderfully presented to the open market with three storeys of flexible accommodation.

On the ground floor, a part glazed front door opens to an Entrance Hall with turning stairs off to the first floor and doors off to Cloakroom with wc and suspended washbasin, and the Living Room being a well-proportioned room with outlook to the front.

From the Living Room, a door leads through to a rear Kitchen and Dining Room with U-shaped range of Shaker style base and eye-level kitchen units with worktops to matching upstands, stainless steel single drainer sink unit, fitted fan assisted oven and separate oven and grill with four gas rings and extractor hood over and integral refrigerator and freezer.

From the Dining Room double doors open to the attractive enclosed rear gardens.

On the first floor is a balustrade Landing with doors off to three Bedrooms - one of which is currently used as an Office – a Family Bathroom with panelled bath with electric shower and screen over, wc, suspended washbasin and chrome wall mounted towel radiator; and a door to an Inner Landing with stairs that lead up to the second floor.

The second floor presents a spacious Main Bedroom spanning the full width of the house with outlooks to the rear enclosed garden and countryside views to the west. The Main Bedroom benefits from an En Suite Shower Room with walk-in shower, wc, suspended washbasin and chrome heated towel radiator.

### THE GARDEN

Immediately to the front of the house is an area of low maintenance front garden

At the rear is a wonderful tiered garden which has been landscaped and upgraded by the current owners since their purchase in 2020 to present a fence enclosed low maintenance garden with featured lighting, numerous Evergreen shrubs and plants, an extensive pergola with space under for al fresco dining in the summer months, outdoor kitchen, hot tub area and level paved and decked seating areas.

NB: The hot tub is available by way of additional negotiation.

### THE GARAGE

An attached single garage with up and over door, power and lighting.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### SERVICES

All mains services connected. Mains gas fired central heating.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02, EE, Three and Vodaphone good indoors and outdoors (Ofcom).

### DIRECTIONS

From Truro on the A390, proceed into St Austell. Pass Asda and at the next set of traffic lights turn right into Porthpean Road towards Duporth. At the roundabout, take the second exit into Pellymounter Road and after about a further 100 yards turn left into Aglets Way. Drive up the road and towards the end, turn right into Aglets Wat Nos 25 – 32. Ignore the next turning to the left – the attached garage is on the left after a short distance. Walk up hill for for about 15 yards and the house is on the left hand side by the path.

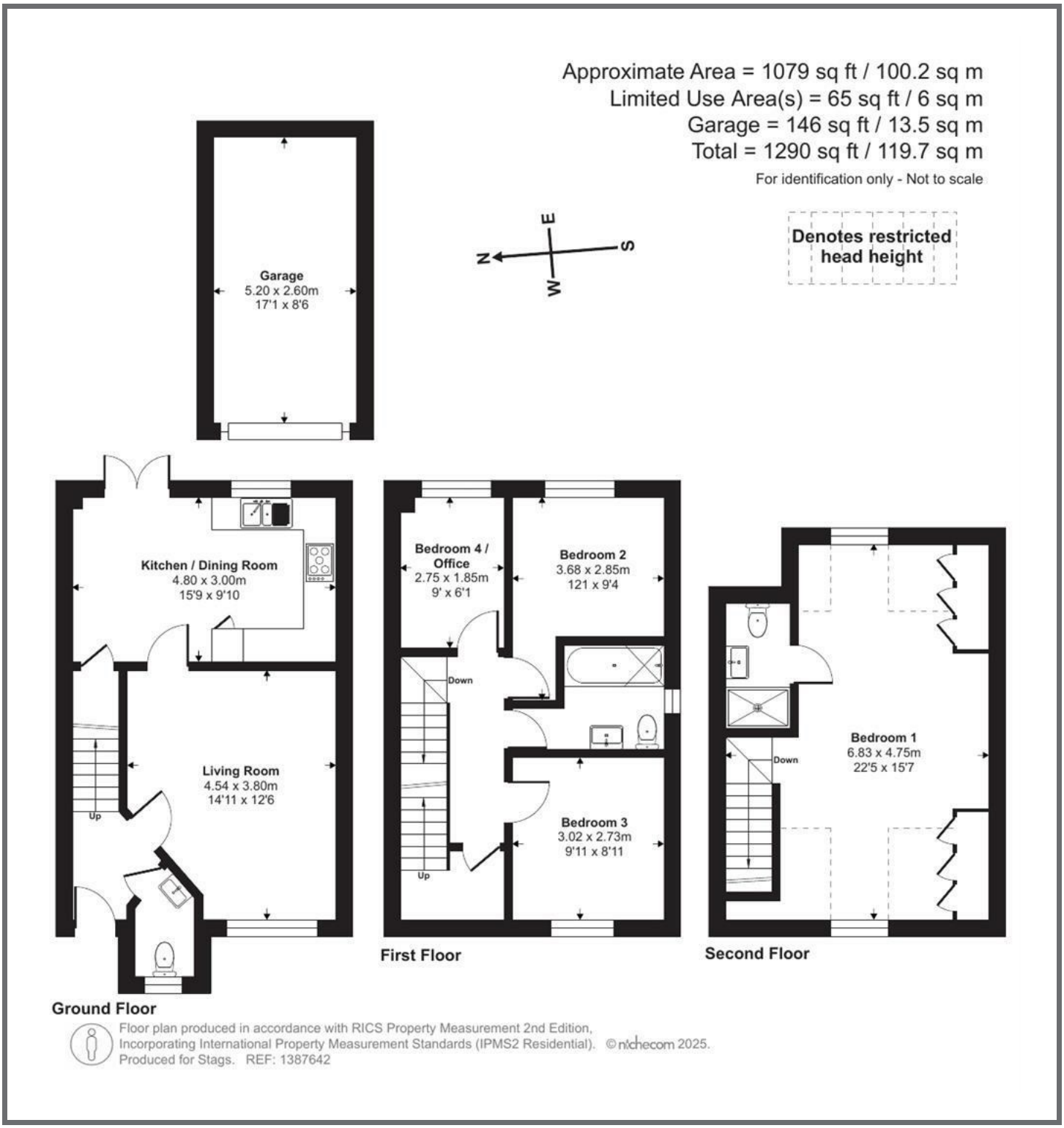




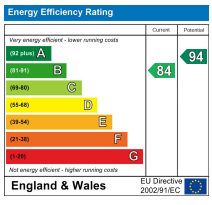









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




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